

**3/30-32 Crozier Avenue, Modbury, SA 5092**



**Villa For Sale**

Wednesday, 10 April 2024

3/30-32 Crozier Avenue, Modbury, SA 5092

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 130 m2**

**Type: Villa**



Craig Ricciuto  
0417806329

**\$590,000 - \$630,000**

Welcome to this lovely 3 bedroom Villa located at No.3, 30-32 Crozier Ave Modbury where comfort meets convenience, freshly painted and ready for you to move straight in and enjoy. Features include: \* 3 bedrooms\* Master with walk-in robe\* Convenient 2 way bathroom\* Well proportion size for bedroom 2 & 3\* Open plan kitchen with breakfast bar\* Light filled family room with meals\* Under cover entertaining\* Double garage with internal entry. Perfectly located within a hop skip and jump to Tea Tree Plaza Shopping and eating precinct, major public transport routes. This great home is ideal for the first home buyer, perfect for the downsizer and great for the investor. All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at either of our two LJ Hooker Property Specialists Real Estate offices for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 208516